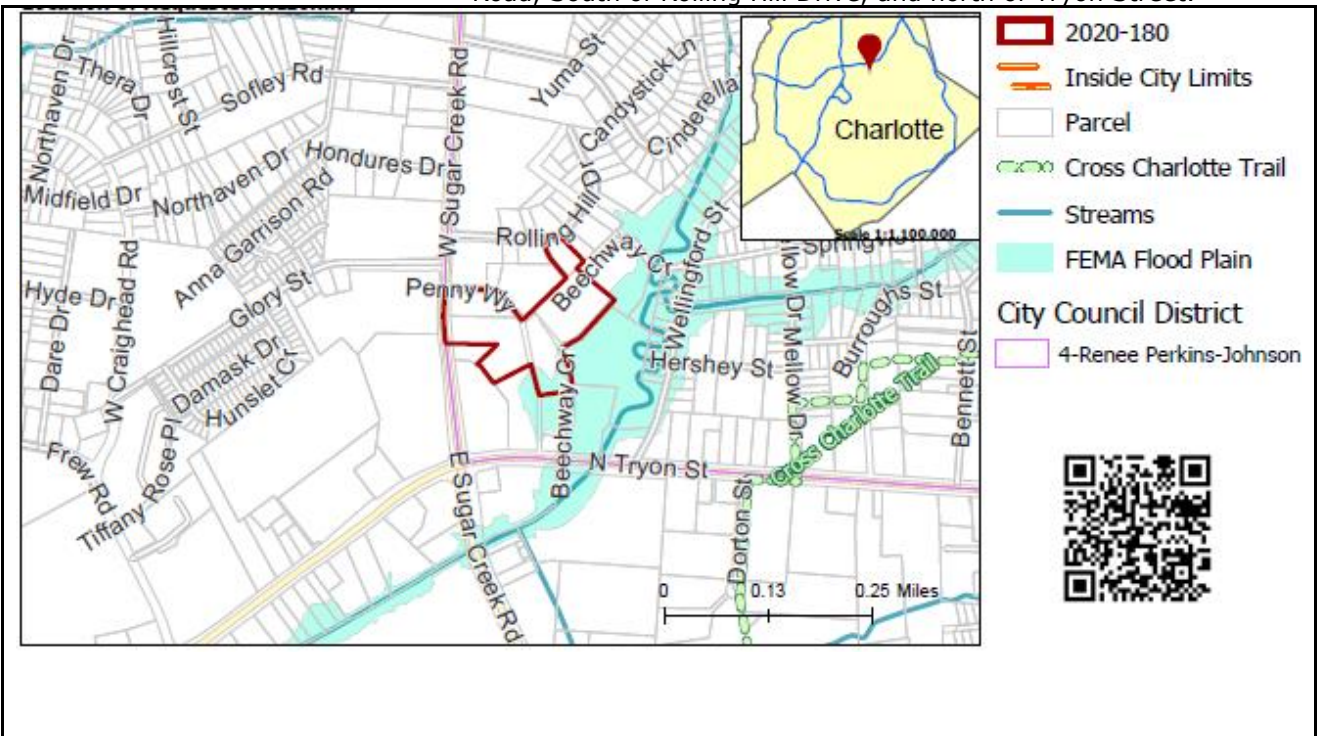


## REQUEST

Current Zoning: R-12MF (multi-family residential) and R-4 (single-family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 9.931 acres located on the east side of Sugar Creek Road, South of Rolling Hill Drive, and north of Tryon Street.



## SUMMARY OF PETITION

The petition proposes to develop a residential community with up to 200 multi-family units.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Starnes Commercial Properties  
NRP Properties, LLC  
John Carmichael, Robinson Bradshaw

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 27

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

### Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan (1996)* recommendation of Single Family residential for Parcel 08903554.

For all additional parcels, the petition is **consistent** with the *Northeast District Plan (1996)* recommendation of multi-family residential uses.

All parcels in this petition are **consistent** with the *General Development Policies (GDP)* recommendation of a residential density over 17 dwelling units per acre (DUA).

Rationale for Recommendation

- This petition proposes up to 200 multi-family dwelling units with a density of 21.76 DUA.
- The General Development Policies (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of over 17 DUA.
- This petition helps to fulfill the *Northeast Area Plan's (1996)* goal of having a variety of housing types which are accessible to amenities, such as a bus stop or grocery store (located on the other side of North Tryon St.)
- The petitioner commits to ensuring pedestrian walkability to nearby amenities by proposing an 8-foot planting strip and 8-foot sidewalk along the site's public street frontages, and by providing a sidewalk connection in front of each multi-family building to be constructed.
- The site plan proposes functional amenities for future residents, including a club house with a fitness center, covered picnic areas with grills, and a playground.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan (1996)* for a portion of the site, from Single Family Residential to Residential up to 22 DUA for the site.

**PLANNING STAFF REVIEW**

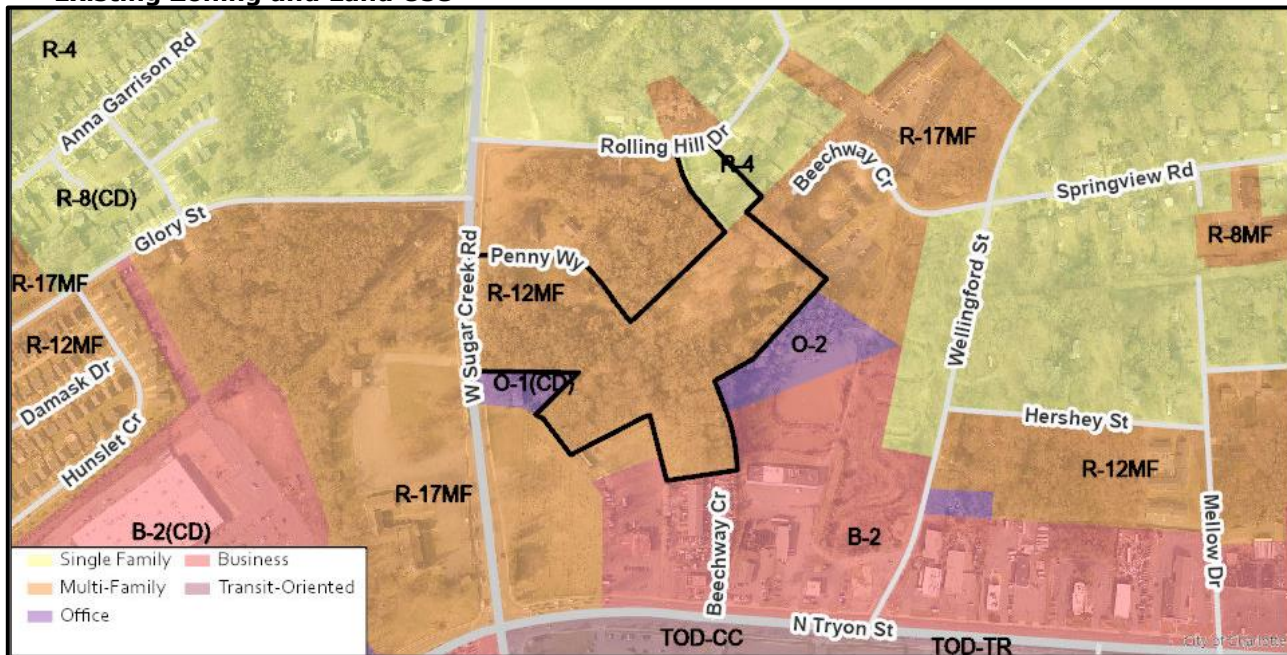
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 200 multi-family units.
- Commits one-hundred percent of the multi-family dwelling units constructed on the site will be affordable to households that earn 60% of the area median income for the next 15 years.
- Access will be off West Sugar Creek Road and Rolling Hill Drive.
- Maximum height will be four stories.
- Proposes an 8-foot planting strip and 8-foot sidewalk along the site's public street frontages.
- Provides a sidewalk connection in front of each multi-family building.
- Commits to a clubhouse with a fitness center, a 7,500 square-foot area with covered picnic areas, playground and seating.
- Architectural details include:
  - All principal and accessory buildings abutting a street will comprise a minimum of 30% of the building's façade using brick, natural stone, pre-cast stone, stucco.
  - Buildings exceeding 120-feet in length will include one or more modulations of the building massing/facade plane such as recesses, projections, and architectural details. Modulations will be a minimum of 10-feet wide and project or recess a minimum of 6-feet extending through the building.
  - Prohibits Vinyl siding (but not vinyl hand rails, windows, doors, garage doors or door trim) and concrete masonry not architecturally finished.
  - Building elevations designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
  - Long pitched or flat roof lines will avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.



- Existing Zoning and Land Use



The surrounding land uses include multi-family, single family, commercial, and retail uses.



The subject property is denoted with a red star.





The property to the north along Rolling Hill Drive is developed with single family homes.



The property to the west along Sugar Creek Road is developed with a church.



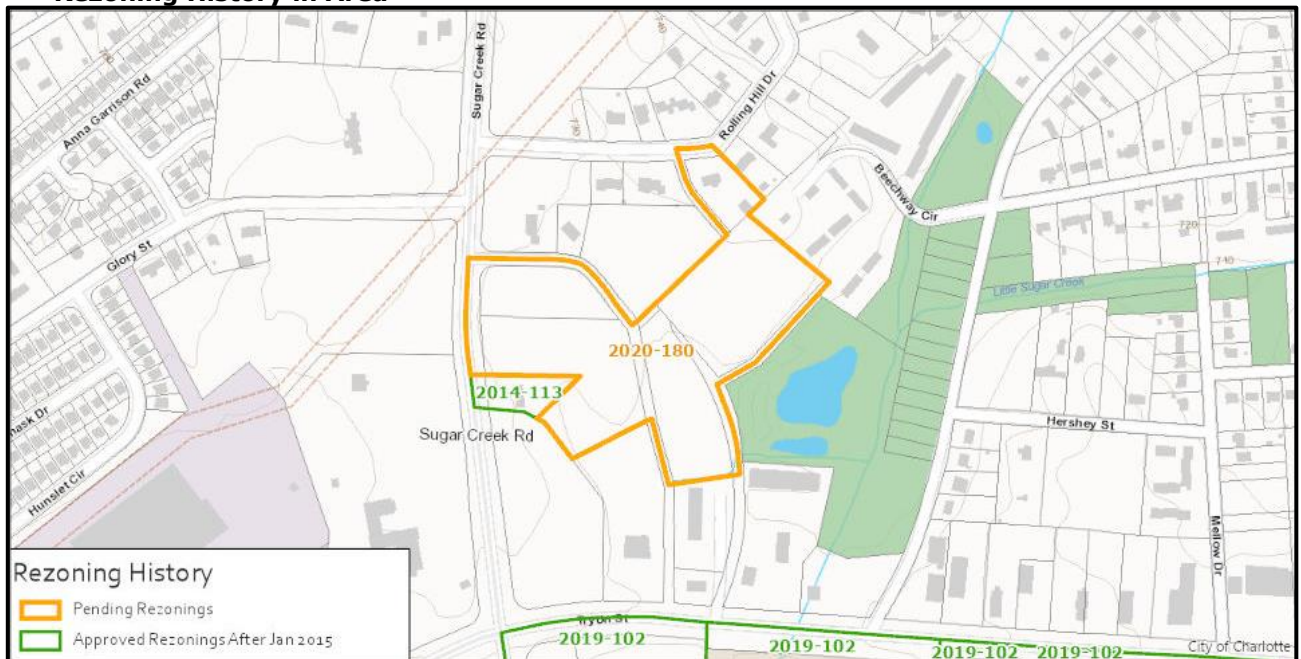
The area to the east along Wellingford Street is Little Sugar Creek.





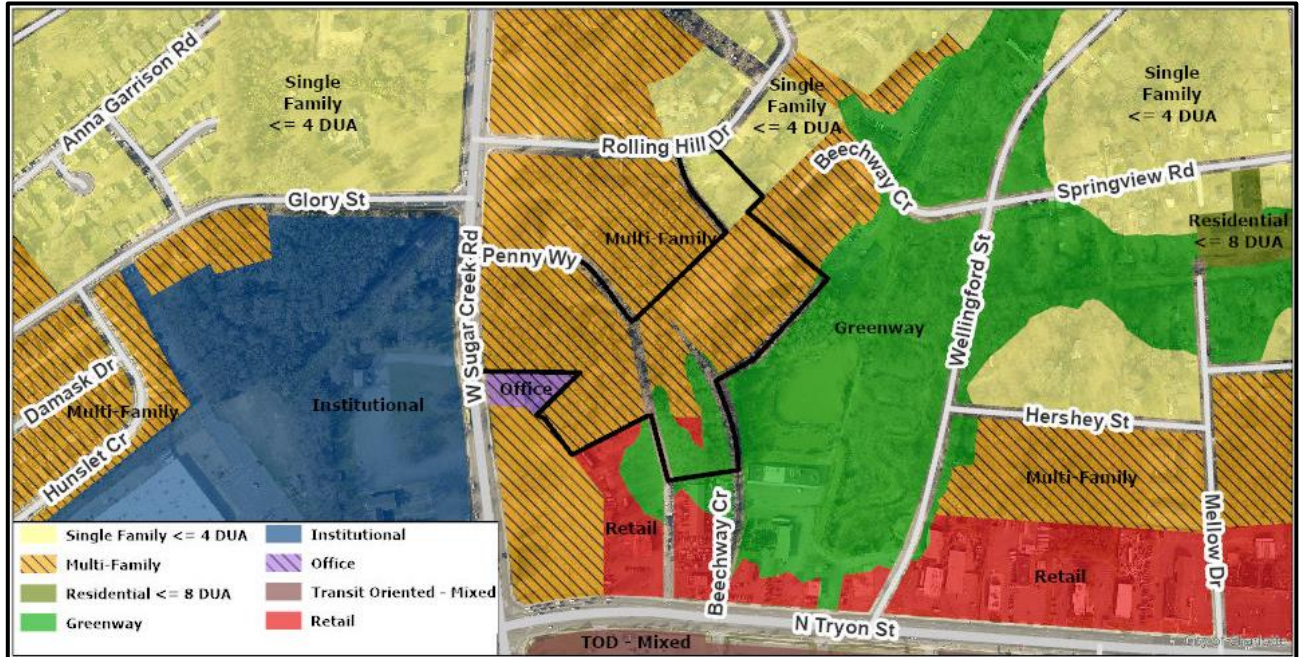
The property to the south along North Tryon Street is developed with retail and commercial uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-113	Rezoned 0.65 acres to allow the reuse of a 1,603-square foot existing structure for general office uses.	Approved
2019-102	City sponsored realignment for transit oriented development corridor.	Approved

- **Public Plans and Policies**



- The *Northeast District Plan* (1996) calls for Single Family Residential up to 4 DUA for Parcel 08903554 and calls for Multi-Family Residential for all additional parcels in the petition.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – over 17 DUA
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	4
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 14</b>	<b>Total Points: 15</b>

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare road [Sugar Creek Road]. There are two segments of the Cross-Charlotte Trail being designed near this site. CDOT will continue to discuss potential transportation improvements that may improve conditions for the immediate area. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to relocating the Sugar Creek Road curbline to accommodate a buffered bike lane and improving access management in relation to the proposed internal public street network per CDOT's Driveway Manual design standards. The petitioner has committed to providing an 8-foot planting strip and 8-foot sidewalk along all road frontages. The petitioner will be pursuing a request for public right-of-way abandonment, as highlighted on the proposed site plan. Further details are listed below.
- **Active Projects:**
- Cross Charlotte Trail (XCLT) Craighead to Tryon Segment 07
  - This project will construct a new shared-use path along Raleigh Street and Dorton Street to Tryon Street.
  - Current phase: Design
  - Project Manager: Stephen Tosco
- Cross Charlotte Trail (XCLT) Hidden Valley Segment 08
  - This project will construct a new shared-use path through the Hidden Valley neighborhood from Tryon Street/Dorton Street intersection to Tryon Street/Orr Street intersection.
  - Current phase: Design
  - Senior Project Manager: Sharon Buchanan

- **Transportation Considerations**
  - See Outstanding Issues, Notes 5 and 11
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on 1 single family dwelling).  
Entitlement: 845 trips per day (based on 3 single family dwellings and 111 townhomes).  
Proposed Zoning: 1,090 trips per day (based on 200 apartments).

#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 44 students, while the development allowed under the proposed zoning may produce 54 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 10 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hidden Valley Elementary from 131% to 133%
    - Martin Luther King, JR. Middle from 98% to 100%
    - Zebulon Vance High from 129% to 130%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along W Sugar Creek Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along W Sugar Creek Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** See Requested Technical Revisions, Note 12 **Addressed**
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

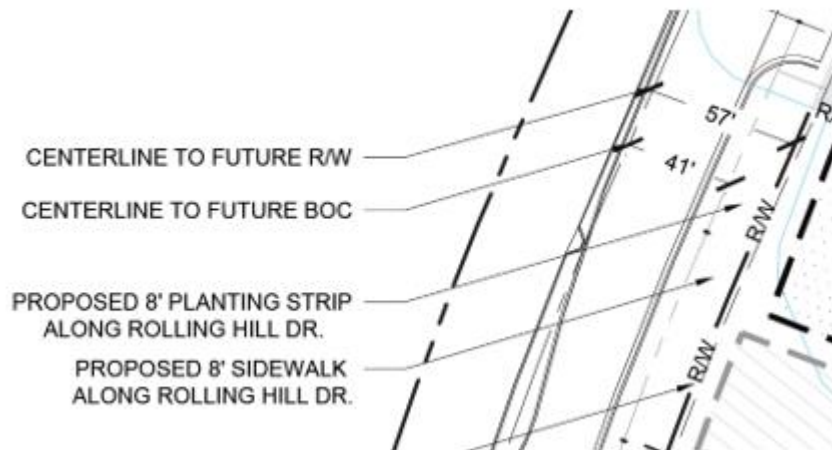
#### **OUTSTANDING ISSUES**

##### Transportation

1. ~~The proposed dwelling units exceeds 12 per acre. Per Chapter 20: Subdivision Ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip and 8-foot sidewalk along all public street road frontages; currently the site plan shows this for W Sugar Creek Rd only. The wider sidewalk also meets the Charlotte WALKS Policy. Reference (CLDSM standard detail U-03) for street typical.~~ **Addressed**
2. ~~A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ **Addressed**



3. Site plan and conditional note(s) revisions are needed to clarify that the improvements below pertain to Sugar Creek Road and not Rolling Hill Drive. Addressed



4. Site plan and conditional note(s) revisions are needed to provide 8-foot planting strip and 8-foot sidewalk along Sections A-A and B-B, in reference to outstanding issue 4. Dedicate either public right-of-way or a sidewalk utility easement 2 feet from proposed back of sidewalk. Addressed
5. Site plan revisions are needed to move the curb line to the 41-foot dimension provided on Sugar Creek Road. The latest site plan (dated 2021-02-22) does not clarify if the existing curb line will be relocated to the future location. Recessing the curb line accommodates for a buffered bike lane facility to be established on Sugar Creek Road. While buffered bike lanes do not currently exist on Sugar Creek Road, this is an area of interest to create this bike facility according to the Charlotte BIKES Policy.
6. Conditional note (Sections 3.H. and 5.A.) revisions are needed to clarify that the proposed streetscape along public street frontages will also be constructed prior to the first certificate of occupancy, in reference to outstanding issue 9. Addressed
7. Site plan revision(s) are needed to relocate the proposed Public Road A driveways to the intersection with Public Road B, to establish a 3-way intersection. Confirm the Penny Way Extension and Public Road B intersection geometry meets CDOT Site Plan Checklist design standards. Addressed
8. Site plan revision(s) are needed to relocate the proposed Penny Way Extension driveway to the intersection with Public Road B, to create a 4-way stop controlled intersection. Addressed
9. Site plan revisions and conditional note (Section 3.F.) revisions are needed to clarify that the portions of public right-of-way that may be requested to be abandoned will be subject to the Right of Way Abandonment process that is controlled by North Carolina General Statutes. Addressed
10. Please clarify if parking will occur between the building envelope and street. Addressed
11. Site plan and conditional note revisions are needed to remove the proposed driveway, shown below, that does not meet the horizontal driveway spacing requirements from an unsignalized intersection. Alternatively, the petitioner may relocate this proposed access 75-feet from the unsignalized intersection, per Figure 11 of CDOT's Driveway Manual.



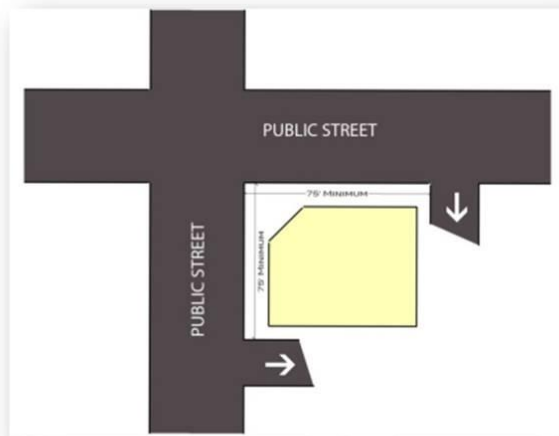
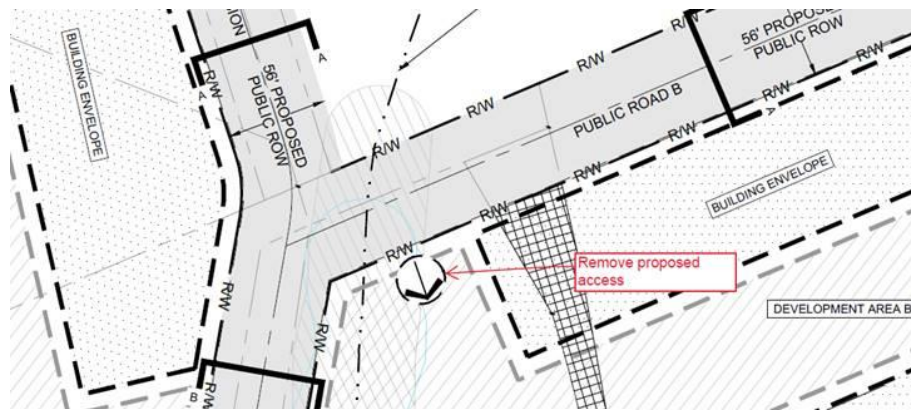


Figure 11: Driveway Placement from Un-signalized Intersections

## REQUESTED TECHNICAL REVISIONS

### Environment

- ~~12. If not showing tree save on plans, remove note referring to tree save shown on plans.~~ Addressed
- ~~13. Remove building shown in the PCSO buffer.~~ Addressed

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** Michael Russell (704) 353-0225